

26 March 2026

Brett Smith, Senior Development Manager
Sarazin
21 Wellington Rd
East Brisbane QLD 4169
Via Email: brett.smith@sarazin.com.au

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2025/1710

Date: 20-May-2026



Dear Brett

Application #DEV2025/1710

Address of Site: 825, 831 and 833 Stanley Street; 6, 8, 10 and 12 Trafalgar Street, Woolloongabba

Reference is made to your application, emailed 10 December 2025, concerning the proposed development at 825, 831 and 833 Stanley Street and 6, 8, 10 and 12 Trafalgar Street, Woolloongabba.

The critical heights associated with the Brisbane Airport prescribed airspace currently applying to the subject site are as follows:

- Obstacle Limitation Surface (OLS): 153.50 m AHD
- PANS-OPS (indicative only): 294.00 m AHD
- RTCC (indicative only): 243.84 m AHD

The proposal involves the construction of a Multiple Dwelling development (447 units), together with commercial and community uses, and a reconfiguration of a lot. We note that the current application relates to the building only, and that a separate application for construction craneage will be submitted at a later stage.

Building

Based on the proposed plans provided we note the following building heights:

- The maximum height (AHD) of the tallest part of the eastern tower is 190.80m AHD
- The maximum height (AHD) of the tallest part of the western tower is 184.30m AHD

These heights result in a permanent intrusion into prescribed airspace (the OLS) and therefore constitute a permanent controlled activity under the Airports (Protection of Airspace) Regulations 1996 and require an application to be lodged to the Commonwealth Department for determination. An application must be supported by advice from Airservices Australia and the Civil Aviation Safety Authority (CASA).

The application was referred to Airservices Australia and CASA for assessment on 16 December 2025. Responses have now been received from both agencies, confirming no objections. Copies of these responses are attached for reference.

Brisbane Airport Corporation (BAC) supports the proposal and raises no objections to the application.

As such, an application for a permanent controlled activity into the OLS in relation to the building has now been lodged with the Commonwealth Department for determination. It is noted that this process is separate from the development approval process.

Construction Cranage

We note that a future application will be made for the construction cranage associated with the proposed development. Where construction cranage is identified to penetrate a prescribed surface, it may be deemed a temporary controlled activity requiring consent under the Airports (Protection of Airspace) Regulations.

A new application for a temporary controlled activity will therefore be required in addition to the current application for the building and the development approval. Applicants are encouraged to contact BAC Airport Planning to discuss the application process and requirements using email Planning@bne.com.au.

Note: *The Airports (Protection of Airspace) Regulations 1996 are scheduled to sunset on 1 April 2026. The new Regulations define new terms such as primary airspace and primary surfaces, secondary surface and TIFPOP surfaces and TIFPOP areas. These terms will be referred to in BAC Advice from 1 April 2026, in line with the new Regulations. Further, the new Regulations provide BAC with the Delegation to determine an application for a temporary controlled activity into secondary surfaces under section 17 of the new Regulations. The OLS (outer horizontal surface) is considered a secondary surface.*

I trust this information is of assistance and will support EDQ in making a decision on the current development application. If you have any further questions please don't hesitate to contact me.

Yours sincerely



Hannah Niland-Rowe
Statutory Planner